

SAMPLE SURVEY REPORT

Name of Project

Contract No.

Date of Report

Practitioner Contact Information:

BRIDGE BR 2-002C&D

Contract No. T202207501

John Smith

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ABC Engineering

May 10, 2023

Brief Description of Project & Limits

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This project is for the replacement of bridges 2-002C&D over the Leipsic River located on US Route 13 southbound and northbound respectively, between Cheswold and Smyrna in Kent County, Delaware.



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Discussion of how Existing R/W corridor(s) and Existing R/W baseline(s) were established, including but not limited to:

- *Historic contracts used (if available)*
- *Found monumentation held.*
- *Issues, adjustments and/or judgment calls*

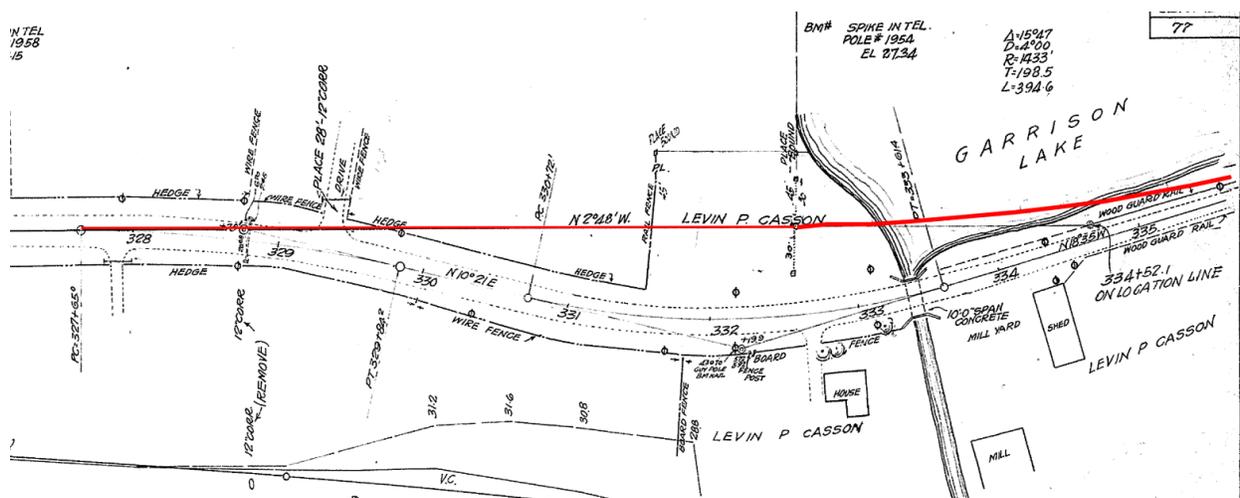
The research included DelDOT contracts for the construction of the northbound and southbound lanes of US Route 13 as well as approximately 15 parcels surrounding the project.

Six iron pipes and several roadway seams were located to establish the historic and current rights-of-way for the project area. Due to the nature of the historic construction drawings and right-of-way plans for US Route 13, the physical roadway seams were necessary for the right-of-way determinations. Found property markers were located from two traverse back-sights and averaged as a check to assure positional accuracy. The survey was processed using state plane coordinates based on NAD83 and NAVD 88 datums.

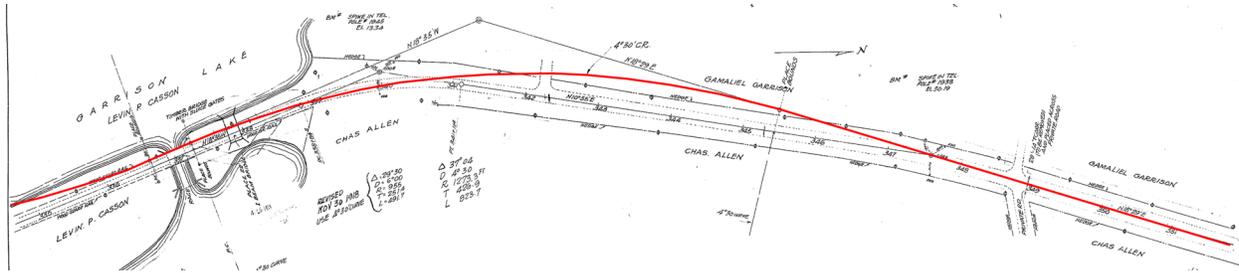
Contract 2, 1919

This Contract created an original 60' ROW. Although there are no typical sections to indicate the width of paving, per later contracts it was 16' wide concrete. This plan set also contains Contract 2D from 1928, which replaced the bridge.

Contract 2 has a revised baseline that was adopted in 1918. This baseline excludes stationing for pc's and pt's. Using a combination of the plans and the ROW taking deeds we were able to recreate the alignment.



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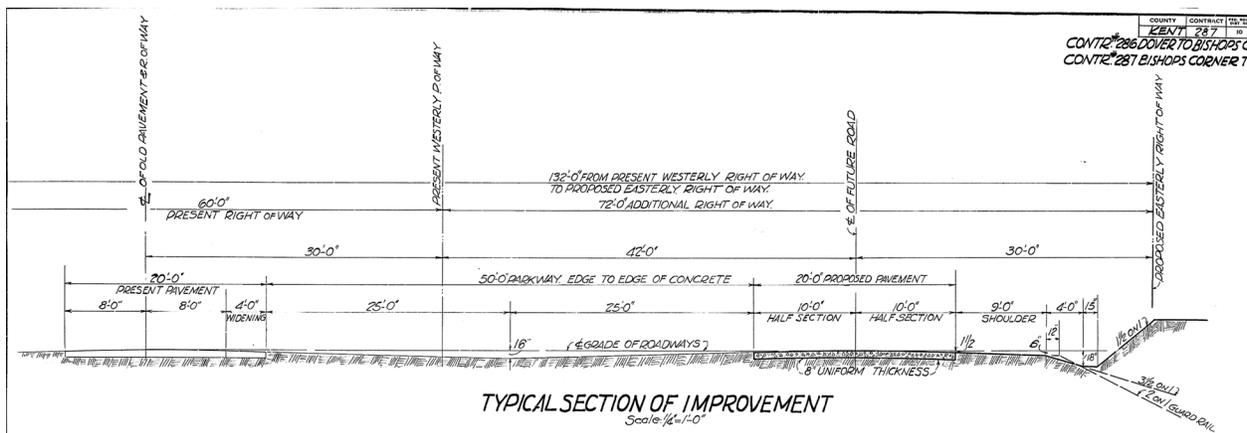
Contract 286, 1934

Contract 286 establishes the right-of-way of Route 13 from the City of Dover to Bishops Corner.

This Contract is calling for sheet 2 of the set to establish the typical section up to the beginning of Contract 287. Page 9 of this set refers to that typical section for the tie in to contract 287. Page 2 of Contract 286 is missing from the plan set in DelDOT's archive plans.

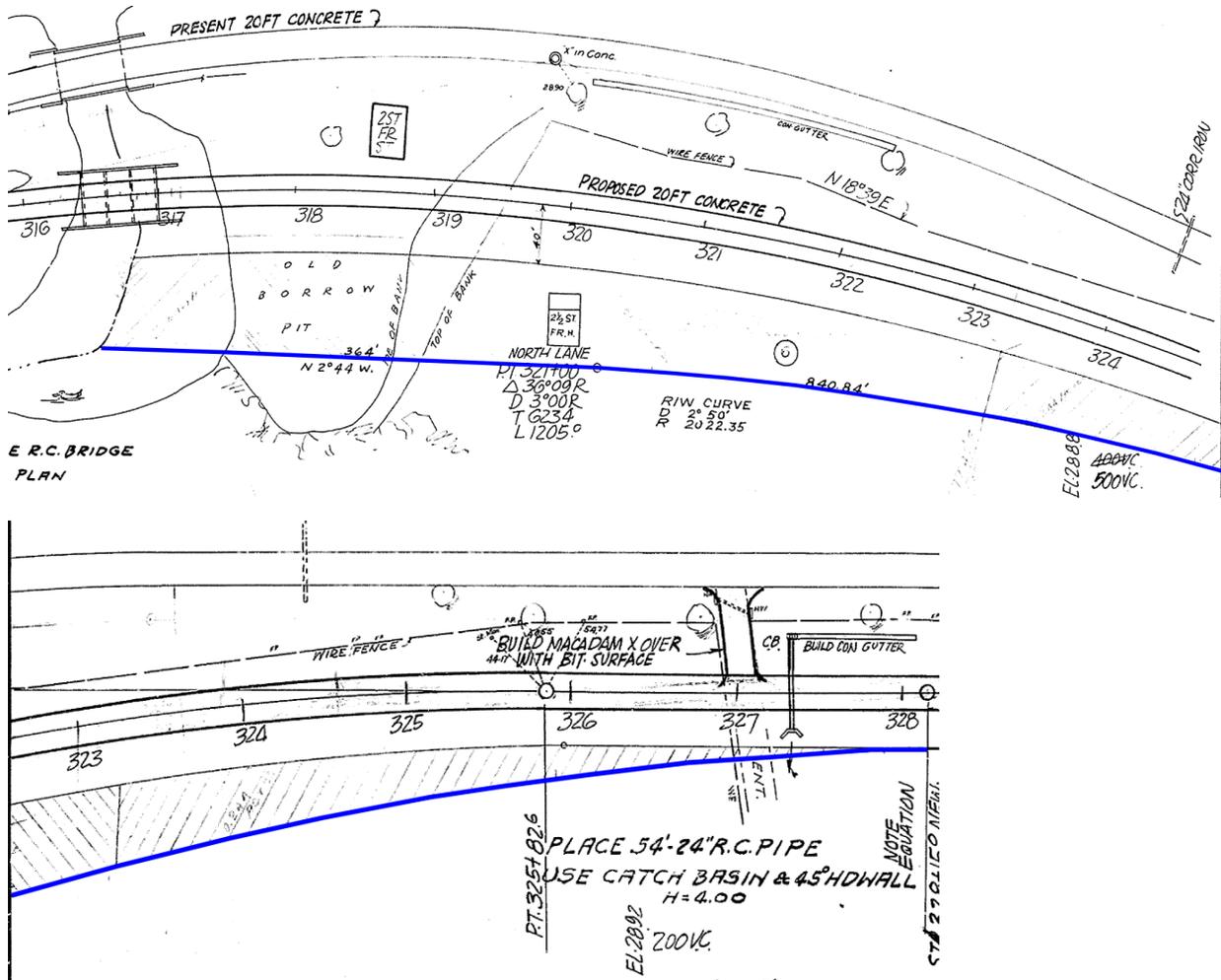
Contract 287, 1933

This Contract added the northbound lanes and calls for 132' total ROW in typical section but not at bridge. This typical section applies north of the bridge in the tangent section. This section also calls out the original 16' concrete from Contract 2 and the 4' widening from Contract 71.



The snips below are from sheets 5 and 6. Right of Way was purchased from Hugh McKay in 1934 that extended well to the East of the highway. When McKay sold the rest of his lands the buyer assumed the ROW line was 30' from the center of the NB lanes. When it was discovered that the ROW line was in fact about 111' from the center of the NB lanes, the State deeded the excess ROW to these owners in 1950. The deed recorded in book V18 page 76 details this chain of events.

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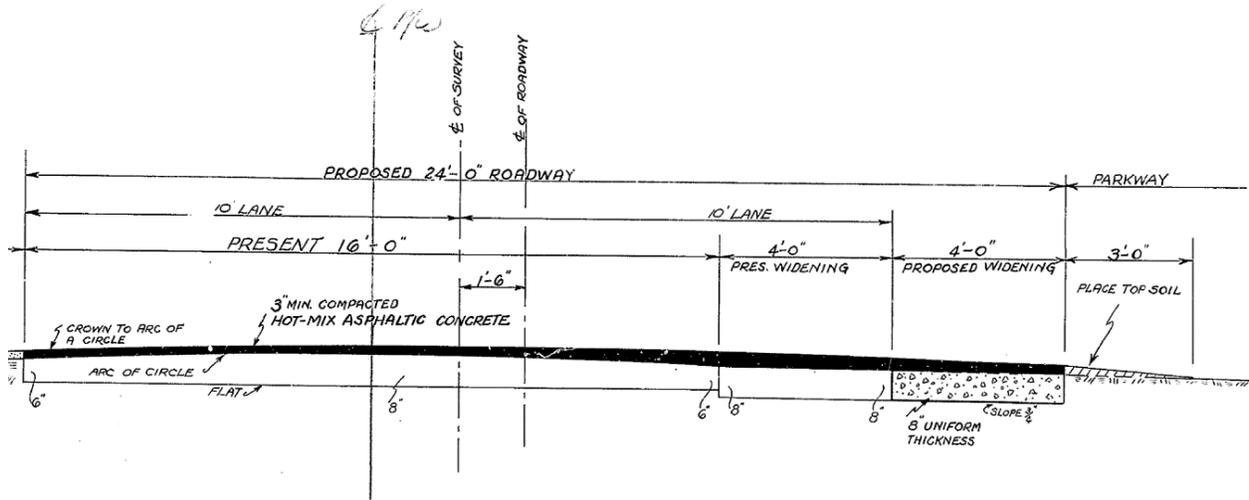
Contract 716, 1940

Re-aligned SB lane into a spiral. No new ROW purchased.

Contract 772, 1945

Southbound widening. Shows 4' widening from contract 71 being to the east. Created an additional 4' widening to the east. Centerline of travel lanes shifted. The center of the original 60' ROW is 4' to the west of the existing centerline of the travel lanes.

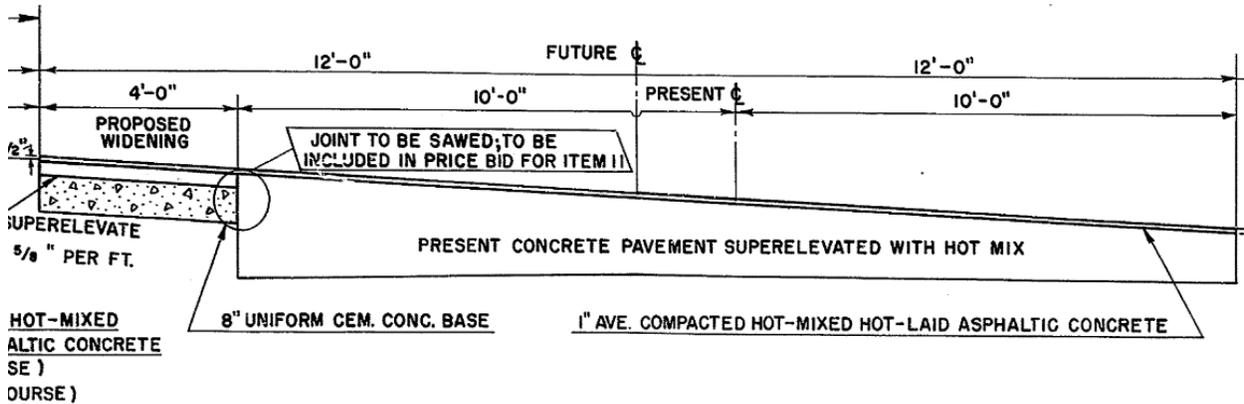
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TYPICAL SECTION OF IMPROVEMENT STA. 8+20 TO STA. 113+76.7
 STA. 167+89 TO STA. 229+30
 STA. 303+41.5 TO STA. 331+58
 STA. 349+38.5 TO STA. 464+00

Contract 1810, 1960

Northbound widening 4' to the west. Centerline shifted to the west 2'.



SUPERELEVATED SECTION
STA. 78+76[±] to STA. 90+81[±]
 SCALE: 1/2" = 1'-0"

It is also worth noting that the ROW northeast of the bridge is shown incorrectly on sheet 10.

80-012-01, 1980

82-012-01, 1982

3R projects both under 82-012-01

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Discussion of resolution of each project parcel including, but not limited to:

- *Current deed record and/or historic deeds that were used to establish metes and bounds descriptions.*
- *Found monumentation held*
- *Closure errors and/or adjustments*
- *Recorded plats*
- *Existing easements and reference documents*
- *Existing dedications and/or reservations and reference documents*
- *Miscellaneous items and/or judgment calls that the Reviewer should be aware of.*
- *Will Records*

PP101 1-00-037.02-02-99.00

This parcel is owned by the Spring Meadow Community Association and is private open space for the Spring Meadow community. Per plot book 75-16, several easements and buffers are shown and part of this parcel.

PP102 1-00-037.00-01-07.00

This parcel is owned by NAA, LLC and is the subject of the subdivision plan in plot book 135-93.

A varying width right-of-way was dedicated and a 15' wide permanent easement for shared use path and a varying width perpetual cross-access easement were created per this plan. Drainage easements, sanitary sewer easements and paving setbacks are also shown per this plan.

PP103 1-00-037.00-01-03.00

This parcel is owned by Leon F. Morris per deed record C-27-330. This deed was created to quiet all question as to ownership of this parcel per an adverse claim by Arthur W. Whaley and Anna D. Whaley. This parcel is also subject to the clarification of a portion of the easterly right-of-way of northbound US Route 13 as described in deed record V-18-76 from the State of Delaware.

This parcel is subject to an easement agreement with Kent County Levy Court as described in deed record 601-216.

PP104 1-00-037.00-01-05.00

This parcel is owned by SHRI JI Corp. and is currently the site of Economy Inn. This parcel is subject to a 20' wide ingress and egress easement for benefit of tax parcel 1-00-037.00-01-04.00 as described in deed record A-51-238 and as shown on plot book 6-92. This parcel is also subject to the clarification of a portion

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of the easterly right-of-way of northbound US Route 13 as described in deed record V-18-76 from the State of Delaware.

An iron pipe was found on the southerly corner of this parcel at the easterly right-of-way of northbound US Route 13.

PP105 1-00-037.00-01-06.00

Willis J. Duckery and Josephine A. Duckery are the owners of this parcel per deed record 4977-72. The parcel is subject to a corrective deed that clarifies of a portion of the easterly right-of-way of northbound US Route 13 as described in deed record V-18-76 from the State of Delaware.

An iron pipe was found on the easterly right-of-way of US Route 13 at a corner for this parcel and 1-00-037.00-01-05.00 and an iron pipe was found on the easterly right-of-way of US Route 13 at the southerly corner of this parcel and along the Leipsic River.

Plotted deed resulted in a closure error of 239'. Upon further investigation, an error was found in the bearing in deed call $S32^{\circ}12'30.50''W$, 544.60'. Bearing should actually be $S32^{\circ}12'30.50''E$. This adjustment was made, resulting in parcel closure.

PP106 4-00-037.00-01-10.00

The State of Delaware owns this parcel per deed record O-14-33. The description is not plottable therefore the boundary is determined by aerial photographs and adjoining boundaries.

An iron pipe was found on the easterly right-of-way of US Route 13 at the common corner for 4-00-037.00-01-11.00 and 4-00-037.00-01-12.02.

PP107 4-00-037.00-01-11.00

This parcel is owned by Sandra N. Pleasanton as Trustee per deed record 11260-231.

An iron pipe was found on the easterly right-of-way of US Route 13 at the common corner for this parcel and 4-00-037.00-01-12.02.

PP108 4-00-037.00-01-12.02

This parcel is owned by Paul Michael Spencer per deed record 281-81.

Iron pipes were found on the easterly side of US Route 13 at common corners for 4-00-037.00-01-11.00 and 4-00-037.00-01-12.00, and this parcel.

PP109 4-00-037.00-01-12.00

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PHD Patels, Inc. is the owner of this parcel per deed record 7435-162. This deed also describes a cross-access easement located on the easterly side of US Route 13 at the southerly property line of this parcel, crossing the parcel to the south. The easement is for the deceleration of traffic crossing into the parking lot on this parcel.

An iron pipe was found on the easterly side of US Rte. 13 at the northerly corner for this parcel.

PP201 1-00-037.02-01-49.00

Liborio 3, LLC, is the owner of this parcel. The parcel is labeled "Other Lands of Excalibur Development Corps, Inc." on the plan of Northbridge Development – Phase 1 as shown on plot book 20-1.

PP202 1-00-037.02-01-50.00

This parcel owned by the State of Delaware for the use of the Board of Game and Fish Commissioners per deed records D-23-443 and D-23-502. Deed record D-23-502 is an Indenture of Easement and Plot, and transfers easement rights over the property as described and plotted. The Indenture of Easement is between Charles E. Ewing and Dorothy M. Ewing and the State of Delaware and is dated August 14, 1963. Deed record D-23-443 is a Release of Judgment by where the Bank of Delaware released the Ewing's debt on the property and transferred the lands and premises to the State free and clear. The Release of Judgment is dated September 5, 1963.

PP203 4-00-037.03-03-58.00

This parcel is owned by the Lakeshore Village Homeowners Association, INC. per deed record 3093-118 and is labeled Open Space Parcel 15 on the subdivision plan for Lakeshore Village. The northerly parcel boundary line is described as the water line of Garrisons Lake per deed record 3093-118 and is shown as an approximation on the record plan. The parcel is subject to a conservation area, stormwater management basins, and an easement to the State of Delaware per deed record F-23-507.

An additional 15' wide right-of-way was taken per deed record R-11-172 and DeDOT contract #2 for US Route 13. An iron pipe was found on the westerly right-of-way of US Route 13, at the southerly easement line per deed record F-23-507 and an iron pipe was found on the original right-of-way, prior to the additional 15' wide right-of-way taking per deed record R-11-172, where the northerly easement line as described in deed record F-23-507 would have intersected the original right-of-way line per DeDOT contract #2.

PP204 4-00-037.00-01-09.00

Mary Lou Hutchins is the owner of this parcel, which is parcel 1 of deed record 364-37. Kent County property records list deed record E-19-113, which was the original transfer deed for 4-00-037.00-01-09.00 and 4-00-037.00-01-08.00.

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PP205 4-00-037.00-01-08.00

This parcel is owned by Larry N. McAllister and Betty J. McAllister per deed record 11042-118.

Garrisons Lake

Tax Map Parcel Number is unknown. The lake is owned by the State of Delaware for the use of the Board of Game and Fish Commissioners per deed record E-20-7.